

027.0

0001

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,090,500 / 1,090,500

APPRAISED: 1,090,500 / 1,090,500

USE VALUE: 1,090,500 / 1,090,500

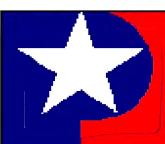
ASSESSED: 1,090,500 / 1,090,500

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
68		GRAFTON ST, ARLINGTON

Legal Description							User Acct
							18215
							GIS Ref
							GIS Ref
							Insp Date
							11/15/17



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1: 18215

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

I2224!

PRINT

Date Time

12/29/21 21:12:14

LAST REV

Date Time

01/25/18 10:20:16

apro

2224

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

OWNERSHIP

Unit #:

Owner 1: MCLUCAS LAURENCE M/ETAL

Owner 2: MCLUCAS EILEEN O

Owner 3:

Street 1: 68 GRAFTON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Stucco Exterior and 3293 Square Feet, with 2 Units, 1 Bath, 2 3/4 Baths, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																					
Type: 13	- Multi-Garden			Full Bath: 1	Rating: Average			OF=4 FIXTURES IN 1 FBTH.				<table border="1"> <tr><td>4</td><td>5</td><td>OFFP</td><td>14</td><td>OFFP</td><td>12</td></tr> <tr><td>OFFP</td><td>5</td><td></td><td>14</td><td>OFFP</td><td></td></tr> <tr><td>(28)</td><td>2</td><td></td><td>(70)</td><td></td><td></td></tr> </table>				4	5	OFFP	14	OFFP	12	OFFP	5		14	OFFP		(28)	2		(70)		
4	5	OFFP	14	OFFP	12																												
OFFP	5		14	OFFP																													
(28)	2		(70)																														
Sty Ht: 2T	- 2 & 3/4 Sty			A Bath: 1	Rating:																												
(Liv) Units: 2	Total: 2			3/4 Bath: 1	Rating: Average																												
Foundation: 3 - BrickorStone				A 3QBth: 1	Rating: Good																												
Frame: 1 - Wood				1/2 Bath: 1	Rating:																												
Prime Wall: 6 - Stucco				A HBth: 1	Rating:																												
Sec Wall: %				OthrFix: 1	Rating: Good																												
Roof Struct: 2 - Hip				OTHER FEATURES				OF=4 FIXTURES IN 1 FBTH.																									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average																												
Color: BEIGE				A Kits: 1	Rating: Good																												
View / Desir:				Fpl: 1	Rating: Good																												
GENERAL INFORMATION				WSFlue: 1	Rating:																												
Grade: C - Average				CONDOS INFORMATION																													
Year Blt: 1910	Eff Yr Blt:			Location:																													
Alt LUC:	Alt %:			Total Units:																													
Jurisdct:	Fact: .			Floor:																													
Const Mod:				% Own:																													
Lump Sum Adj:				Name:																													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																					
Avg Ht/FL: STD	Phys Cond: GD - Good			18. %					Exterior:	No Unit	RMS	BRS	FL																				
Prim Int Wal 2	- Plaster								Interior:	1	9	4	M																				
Sec Int Wall:				%					Additions: 1999	1	5	2	1																				
Partition: T - Typical									Kitchen:																								
Prim Floors: 3 - Hardwood									Baths:																								
Sec Floors: 4 - Carpet				15 %					Plumbing:																								
Bsmnt Flr: 12 - Concrete									Electric:																								
Subfloor:									Heating:																								
Bsmnt Gar:									General:																								
Electric: 3 - Typical									Totals																								
Insulation: 2 - Typical										2	14	6																					
Int vs Ext: S																																	
Heat Fuel: 1 - Oil																																	
Heat Type: 5 - Steam																																	
# Heat Sys: 2																																	
% Heated: 100	% AC: 65																																
Solar HW: NO	Central Vac: NO																																
% Com Wal	% Sprinkled																																
MOBILE HOME				Make:	Model:			Serial #:	Year:			Color:																					
SPEC FEATURES/YARD ITEMS																																	
PARCEL ID 027.0-0001-0014.0																																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																
3	Garage	D	Y	1	19X18	A	AV	1918		22.31	T	40	104			4,600		4,600															
More: N				Total Yard Items:				4,600	Total Special Features:								Total:	4,600															
SKETCH																																	
SUB AREA																																	
SUB AREA DETAIL																																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																							
SFL	Second Floor	1,246	174.100	216,929																													
BMT	Basement	1,242	52.230	64,870																													
FFL	First Floor	1,242	174.100	216,233																													
TQS	3/4 Story	585	174.100	101,849																													
OFFP	Open Porch	532	19.570	10,410																													
HST	Half Story	220	174.100	38,302																													
Net Sketched Area: 5,067				Total: 648,593																													
Size Ad	3293	Gross Area	5482	FinArea	3293																												
IMAGE																																	
AssessPro Patriot Properties, Inc																																	